

Otter Point and Shirley Residents and Ratepayers Association

Minutes of the Directors' Meeting April 14, 2008

Date: April 14, 2008

Time: 7:30 pm

Place: Sooke Region Museum, Service Building

Present: Arnie Campbell, John Charles, Sarah Tidwell, Sandy Barta, Wayne Fritz, Bob Phillips, Ken Pungente

Regrets: Erik James

1. **Welcome to new Directors—A. Campbell**

A. Campbell welcomed Sarah Tidwell, as a new Director, and the returning Directors to the OPSRRA Board

2. **Adoption of Agenda**

Moved: W. Fritz; Seconded: Sandy Barta; Approved.

3. **Appointment of Recorder**

John Charles, to be followed by Erik James.

4. **Approval of Minutes of the June 18, 2008 Meeting**

March 3, 2008 Directors' Meeting Minutes

Moved: S. Barta; Seconded: W. Fritz; Approved.

March 14, 2008 AGM Meeting

Moved: B. Phillips; Seconded: S. Tidwell; Approved.

March 14, 2008 Special Directors' Meeting

Moved: S. Barta; Seconded: W. Fritz; Approved subject to amending the starting time of the meeting to read 9:45 p.m.

5. **Old Business**

5.1 Outstanding Correspondence

5.1.1 Concerns About ATV Traffic – A. Campbell:

Approximately two weeks ago, WFP closed off the end of Tugwell Road with large boulders to prevent ATV access onto their property. Signs indicating that the area was closed to off-road traffic were also posted. The initiative was welcomed by neighbours and horseback riders in the area. It remains to be seen whether ATV riders will find alternate routes to access the area. John Horgan, MLA, will be contacted to obtain information as to how Nanaimo dealt with ATV issues in that community.

5.1.2 Letter to the Minister of Highways and MLA re Road Safety – A. Campbell:

A. Campbell reviewed an April 2, 2008 letter which petitioned the Minister of Highways and John Horgan, MLA “to begin immediate work and repairs to West Coast Road and principal arteries in Shirley and Otter Point to improve safe use for pedestrians, vehicles, cyclists and equestrians.” No reply has been received to date from the Minister of

Highways. John Horgan will raise the issue during estimates for the Ministry of Highways.

5.2 Business Arising from Meeting of March 3, 2008

5.2.1 Resource Lands Development Plan – A. Campbell:

A. Campbell reviewed the submission made by OPSRRA (see April 2008 Newsletter) which recommended changes to the Rural Resource Lands Comprehensive Land Use and Development Plan and requested that further opportunities for public comment be provided.

5.2.2 Tugwell Rd. Off-Roading Developments – A. Campbell:

See item 5.1.1.

6. New Business

6.1 Arden Gravel Operation – A. Campbell:

A. Campbell reviewed a recent meeting held between the CRD (K. Nichols, E. Taylor, E. Lund) and OPSRRA (A. Campbell, S. Tidwell, B. Phillips, W. Fritz) to discuss CRD enforcement of: a covenant restricting land use on the industrial zone in the Arden Gravel Pit to the storage of trucks; and a CRD bylaw regulating the removal of topsoil from the Arden Gravel Pit. The CRD indicated that they were in the process of seeking a court injunction to compel adherence to the covenant and the bylaw. A copy of the Ministry of Mines license recently issued to Arden Mines was provided to the CRD. Following general discussion, the OPSRRA Directors agreed to write the Ministry of Mines asking how adherence to the conditions attached to that license would be monitored. A. Campbell will circulate a draft copy to Directors for their comment.

6.2 Otter Point Business Park – A. Campbell:

Otter Point Holding, which is developing the Sooke Industrial Park on Otter Point Road had e-mailed A. Campbell to indicate that it was prepared to make the old “log sort” available for community events and that such requests should be funnelled through OPSRRA. Otter Point Holding also held an open house this past weekend concerning its plans for the industrial park and has begun offering strata lots for sale.

6.3 Request of JDF Parks Commission re Community Consultation – A. Campbell:

The JDF Parks Commission had previously contacted OPSRRA and asked for its assistance in holding a community consultation about the development of the area around Poirier Lake as a community park. It is anticipated that such a community consultation will not occur until late summer.

6.4 Update on WFP Private Forest Lands – A. Campbell:

A. Campbell reported that Duncan Kerr had contacted and indicated to him that WFP had submitted an application to subdivide their non-TFL lands in Otter Point, Shirley and Jordan River before changes were made to the Forestry and Rural A zones by the CRD Board. The application was to divide the affected WFP lands into 319 separate lots ranging from approximately 2 to 10 hectares and averaging 5 hectares in size. A number of other landowners, also affected by the proposed CRD zoning amendments may have also made such subdivision applications. According to the media, Minister Ida Chong has given her approval to the proposed CRD OCP and zoning amendments. It is anticipated that the CRD Board will be meeting after a necessary public

notification period to enact those proposed amendments. It was agreed by Directors that a better public understanding of how these respective WFP and CRD Board decisions would “play out” would be helpful for planning purposes. A letter from the Environmental Law Clinic is being sent to the Auditor General to update his office as to how the provincial government’s original decision to allow WFP to withdraw TFL 25 lands without public consultation has had significant adverse impacts on CRD Board democratic decision-making and the Regional Growth Strategy. There was some discussion about whether large, local landowners in Otter Point would be seeking annexation into Sooke as a way to achieve higher density development than would be allowed by the CRD Board. It was agreed that OPSRRA would continue to meet with WFP to discuss issues of community interest.

6.5 Request from BCLA for a Meeting – A. Campbell:

A member of the British Columbia Landowners Association had approached A. Campbell with a suggestion that the BCLA and OPSRRA might usefully meet to discuss current zoning issues. The Directors agreed that an informal meeting with the BCLA to discuss a range of community planning issues might be helpful. A. Campbell will follow-up on a possible meeting date and agenda.

6.6 Assignment of Responsibilities to Directors – A. Campbell:

B. Phillips agreed to assume responsibility for Treasurer reports.

S. Tidwell agreed to act as a liaison with Shirley and to help with Publicity.

E. James had agreed previously to assume responsibility for membership reports.

Other Directors agreed to retain their previous responsibilities.

Responsibility for liaison with the Regional Director is still to be clarified.

6.7 Updates from Directors on assigned responsibilities

6.7.1 Land Use Committee—K. Pungente, W. Fritz:

At its April 8, 2008 meeting, the Land Use Committee recommended to the CRD Board, subject to some conditions, that bylaws amending the Otter Point OCP and the Sooke Land Use Bylaw be given 1st and 2nd reading and then proceed to public hearing. The amendments would designate a 37.6 Ha property (3L Developments Inc.) between Poirier Land and Young Lake Road as being in a settlement containment area and rezone the property as Rural Residential A to permit a 31-lot subdivision. LUC also recommended to the CRD Board that a development permit application be approved, for a property on Otter Ridge Road, to relax the requirement that the minimum frontage for a lot shall be one tenth of the perimeter of a lot that fronts on the highway.

6.7.2 Liaison with Regional Director:

Nothing to report.

6.7.3 Liaison with Shirley—S. Tidwell:

SEAS recently held a general meeting and a workshop on forestry economic Development.

The Shirley Fire Department voted 40-2 to become a CRD Commission.

6.7.4 Liaison with MLA—A. Campbell:

Nothing new to report.

6.7.5 Developing a Strategic Vision Project—W. Fritz:

The first community workshop through which residents could directly participate in developing a strategic vision for Otter Point, Shirley and Jordan River was held on April 5, 2008. The second workshop will be held on April 19, 2008. Directors were invited to register for the workshop if they had not already done so. A “first cut” strategic vision will be developed from the community workshop material by the project steering committee for general community circulation and feedback by the end of May 2008.

- 6.7.6 Governance activities—A. Campbell:
Nothing new to report.
- 6.7.7 OPSRRA website—S. Barta:
Nothing new to report.
- 6.7.8 OPSRRA newsletter—A. Campbell:
The next newsletter will be distributed in May 2008.
- 6.7.9 Publicity—J. Charles:
J. Charles requested assistance by a Director who is “computer comfortable.” S. Tidwell volunteered to also work on publicity issues.
- 6.7.10 Community bulletin boards—B. Phillips, W. Fritz:
B. Phillips will contact Murray Tompkins about the construction of new boards. S. Barta will deal with the development of new OPSRRA identification markers to be placed at the top of each bulletin board.
- 6.7.11 Treasurer's report—B. Phillips:

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Moved by A. Campbell, seconded by W. Fritz and unanimously approved that B. Phillips become an OPSRRA signing officer. B. Phillips will also assess the comparative costs and benefits of dealing with Coast Capital rather than RBC.

6.7.12 Membership—E. James:
Report not available.

6.7.13 Muir Creek—A. Campbell:
The Muir Creek Protection Society will be holding a fundraiser on April 19, 2008 and its Annual General Meeting on April 29, 2008.

6.7.14 SEAPARC & JDF Parks and Recreation Commission—K. Pungente:
K. Pungente reported that SEAPARC is planning to create a gathering place for youth in the basement of the Sooke Community Hall.

7. Adjournment at 9:35 p.m.

Moved by Wayne Fritz.